

Analysis of Environs of 304 and 302 Indiana Street, Zimmerman House and Carriage House

Step One

Historical Significance and Context

According to the National Register nominations, 304 and 302 Indiana Street were constructed in 1869 and 1897, respectively. 304 Indiana Street is associated with 302 Indiana Street as the structure located at 302 Indiana Street was originally the carriage house for the structure located at 304 Indiana Street. The properties are being nominated to the Lawrence Register of Historic Places under local criteria (4) and (6). Local criteria (4) is *the embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials*. A local criterion (6) is *embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant*.

The importance of these structures' visual and physical characteristics influences the environs definition process. 304 Indiana Street is an excellent example of the Second Empire style of architecture. 302 Indiana Street is a good example of a vernacular accessory structure with architectural detailing that is associated with a significant primary structure. The structures maintain integrity in location and design.

There is no period of significance for the related nomination categories as the criteria are based on architectural elements.

Step Two

Historical Character of the Area Surrounding the Property

Historical character is the primary issue considered in this section. Historic photographs, Sanborn Fire Insurance Maps, *the nomination information, 1873 Douglas County Atlas, Living with History: A Historic Preservation Plan for Lawrence, Kansas*, by Dale Nimz, and Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF) are the primary sources used to identify the historic character of the area.

Natural Features The environs consisted of fairly flat ground associated with the proximity to the Kansas River.

Property Boundaries and Ownership Patterns Property boundaries in this area of Lawrence were typically associated with the West Lawrence Plat. This plat was somewhat unusual as the properties to the west of Indiana were typically 125' in depth and 50' wide, while the properties to the east of Indiana Street were larger tracts of 150' depth and 100' wide. The property to the east was not platted with the West Lawrence plat. Ownership patterns were primarily individual owners on individual lots, some with 1½ or 2 lots, with the exception of the development of the water

treatment plant (1917) on the northwest corner of Indiana Street and the unplatted area to the east.

Land Use Patterns and Zoning Land use in the area was mainly residential with the exception of the water treatment plant (1917) and the open space to the east. The nominated properties construction pre-dated the first zoning in the City in 1929. In 1935, the zoning for the area was U-1 (Dwelling House District) with a portion to the north zoned U-6 (Special District of swimming pools, tourist parks, etc.). By 1949, the nominated properties were zoned for second dwellings and the property to the north was zoned for heavy industrial. There was no zoning in the area during the construction period of the properties.

Circulation Patterns The area was primarily developed with the street grid pattern that was associated with the original townsite. 3rd Street was platted as Reed Street. Alleys were present in the areas to the west of the nominated properties. There was, however, no alley to the east of the nominated properties due to the location of the Kansas River during the time of construction. Many houses included detached garages or accessory structures located at the rear of the property or on an alley. Some non-improved pedestrian walkways may have existed.

Planned Vegetation Patterns Historically there was vegetation on properties consistent with the settlement patterns of the area and the construction of the houses. In some areas, trees and shrubs were planted and kitchen gardens may have existed.

Signs and Pedestrian amenities At the time of construction, there were no signs or pedestrian amenities. Some non-improved pedestrian paths may have existed.

Primary Structures The area developed over time with the main construction of historic forms constructed from circa 1867 to circa 1924. The high style structure at 304 Indiana Street was not typical for the area. 302 Indiana Street with its' vernacular form and modest architectural detailing was more typical of the area. Most of the historic primary structures in the area were a mix of various sub-types of the National Folk forms with Queen Anne and Colonial Revival detailing. Building materials varied but included brick and wood siding. Fenestration patterns also varied, but most of the structures had a primary entrance that faced the street. Porches were typical for the historic structures in the area.

Secondary Structures The secondary structures in the area were typically garages or storage structures. Some carriage houses, not as large as the nominated property, may have existed. As development of the residential structures in the area occurred, there was a decrease in the construction of accessory structures.

Outdoor Activity Spaces Most of the dedicated outdoor activity spaces were limited to the portions of the individual lots that were not encompassed with structure. While there was no City park in the area at the time of construction, the land adjacent to the Kansas River was likely used as a recreational space.

Utilities and Mechanical Equipment City utilities and mechanical equipment were limited in the area. The water treatment plant was established in the area in 1917.

Views The views to the nominated property located at 304 Indiana Street were likely prominent.

Views to the nominated property at 302 Indiana were likely limited due to its location behind the Zimmerman House. As the area developed as a residential area, the views were reduced to typical views of lots in a developed subdivision. The water treatment plant shown on the Sanborn fire Insurance maps indicates that this property did not have significant vegetation and likely had a clear line of sight to the nominated property at 304 Indiana Street.

Step Three

Present Character of the Area Surrounding the Property

The primary source of information on this section is personal observation, city zoning maps, and recent aerial photographs.

Natural Features The environs consist of flat ground associated with the proximity to the Kansas River. Significant vegetation with large stands of trees exists to the east and is now part of Burcham Park.

Property Boundaries and Ownership Patterns Property boundaries in this area are primarily consistent with platted residential lots. Ownership patterns of the individual lots are typically individual owners for each lot. The property to the northwest continues to be a City owned property with a City water facility. The property to the east is now established as Burcham Park.

Land Use Patterns and Zoning The land use patterns for the area are consistent with the ownership patterns. The zoning supports the residential *detached dwelling* (single dwelling) uses, the general public and institutional uses, and the open space uses.

Circulation Patterns Vehicular traffic in the area is a mix of local traffic and public traffic to Burcham Park on the improved streets. The primary users of the Indiana and 3rd streets are the occupants of the residential structures, City vehicles associated with the water treatment plant, and visitors to Burcham Park. Both Indiana and 3rd streets are classified as local streets. Pedestrian access in the area include sidewalks on the on the east side of Indiana Street. There is also a concrete sidewalk form the intersection of Indiana and 3rd streets on the east side of Indiana Street that connects to the entrance to Burcham Park.

Planned Vegetation Patterns The landscape in the area is mature and typical for a subdivision of this age. The planned vegetation in the front yards consists of mature trees and plant beds with both annual and perennial plantings. The area to the east is not a planned vegetation area but has significant stands of trees and various types of wild and cultivated shrubs.

Signs and Pedestrian amenities Signs in the area vary, but typically they are road signs with street names and traffic signs. There are no pedestrian amenities other than the existing sidewalks.

Primary Structures The area is comprised primarily of single-family homes except for the water treatment plant. Structures vary in size and architectural detailing. The majority of structures are

vernacular forms, some with architectural elements of Queen Anne and Colonial Revival. There are some infill structures, six of which were constructed after 1965. The grid of streets that runs through and surrounds the area was platted in 1858, although 3rd Street was platted as Reed Street.

Secondary Structures Most houses include detached garages or carriage houses located at the rear of the property or on an alley. Several of the modern infill structures have front facing garages.

Outdoor Activity Spaces Modest open space exists on individual lots typical of historic plated lots. In addition, Burcham Park provides a large open space not only for the area, but for the community at large.

Utilities and Mechanical Equipment There are storm sewer inlets, traffic signs and some street lighting along streets in the area. Water meter and manhole covers are typical through the area. Fire hydrants are located along the streets. City water lines are primarily in the streets and sanitary sewer lines are to the rear of the properties. Mechanical equipment consists primarily of HVAC units that are located on the ground adjacent to the primary structures and behind the front building plane. Electrical and telephone lines exist in the area.

Views Views to and from the nominated property are dependent on the direction. While limited views due to the residential development of the area exist, the expansive yard associated with 304 Indiana Street creates a significant viewshed in most directions. The views to and from 302 Indiana Street are limited due to the subordinate location associated with the carriage house use. Views to the east and from the east to the nominated properties are obscured by the mature vegetation in the area.

Time Time of the day has little impact on the perception of the subject properties. The area to the northwest, the water treatment plant, however, has increased traffic impact. Nighttime appearance is somewhat different from the normal day time appearance due to exterior lighting, especially the lighting associated with the water treatment plant. Seasonal changes in vegetation are an important aspect of the experiential quality of the area, particularly from the east.

Weather The full range of weather conditions common to this area influence the perception of this place.

Sounds, Smells, Tastes In general this area has no unusual or distinct sounds, smells, or tastes that characterize the area.

Imagination and Expectation Imagination and expectations of this residential area are expanded to include the use of the area to the northwest, the water treatment plant. This use is a historic use and is part of the expectation of the qualities of the area. Additional pedestrian and bicycle activity are anticipated as the use of Burcham Park increases.

Step Four

Comparison of the Historic and Present Character of the Area Surrounding the Property.

Natural Features The natural features remain the same.

Property Boundaries and Ownership Patterns The typical property boundaries and ownership patterns of the area are similar today to what they were in the historic period. The largest change in the boundaries and ownership patterns was the acquisition/donation to the City of the land to the east now known as Burcham Park.

Land Use Patterns and Zoning The land use patterns – single structures on individual lots – and zoning for the area is consistent with the historic patterns and zoning of the area.

Circulation Patterns The main street grid pattern is still intact in this area. Pedestrian movement may have changed as some of the sidewalks in the area do not appear to be historic, specifically the sidewalk to Burcham Park.

Primary Structures The majority of primary structures in the area continue to be residential structures. The historic building of the Kaw River Water Treatment Plant (1917) still exists.

Secondary Structures There has been a reduction in secondary structures in the area due to the new demands for modern garages that will house modern size vehicles. In addition, small sheds rather than accessory structures are found in rear yards.

Outdoor Activity Spaces Outdoor activity space has increased with the development of the City park.

Utilities and Mechanical Equipment Utilities and mechanical equipment have significantly changed since the construction of the Zimmerman House and the Zimmerman Carriage House. Most of these changes, however, were prior to 1965.

Views The views in the area have changed since the construction of the Zimmerman House and the Zimmerman Carriage House due to the changes in the growth of landscape features including trees and large shrubs.

Time The amount of nighttime lighting has increased over time.

Weather The weather patterns are generally similar to the historic period of significance.

Sounds, Smells, Tastes The sounds, smells and tastes of the area are generally similar to the historic period.

Imagination and Expectation The imagination and expectations of this area have changed as the expansion of the Kaw River Water Treatment Plant and the development of Burcham Park continue. It is possible that the residential area may continue to change as evidenced by the infill construction that has taken place since 1965.

Conclusion

The Environs for 304 and 302 Indiana Street, the Zimmerman House and the Zimmerman Carriage House, have changed since the construction of the structures in 1869 and 1897, respectively. However, the overall residential character to the south and west, the open space to the Kansas River to the east, and the Kaw River Water Treatment Plant to the northwest are all similar to the historic environs. The environs definition for the nominated properties is a challenge as the property directly to the north of the nominated properties is currently owned by the City and is vacant.

The environs should be divided into three areas and reviewed in the following manner.

Area One

The area primarily consists of residential structures. The residential character of the environs in this area is important. The area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

All projects except for demolition of main structures and new infill construction will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.

Major projects (demolition of main structures and new infill construction) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property.

Area Two

The area consists of undeveloped land owned by the City of Lawrence. The environs definition for the nominated properties in this area is a challenge as the property directly to the north of the nominated properties is currently vacant and the property to the east is Burcham Park. Burcham Park has some trails that exist in the environs area. The continued development of the park is anticipated. The property to the north may also be developed in the future. The primary focus of review should be the screening of development from the development site to the nominated properties and the following should apply:

All projects except for demolition of main structures and new infill construction of buildings or large structures will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the line of site to the nominated properties and whether the project will encroach upon, damage or destroy the environs of the nominated properties. Landscaping and other screening methods may be used to achieve this goal. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.

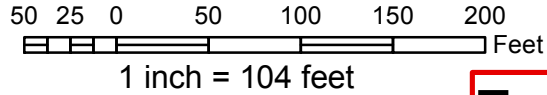
Area Three

The area consists of the Kaw River Water Treatment Plant. While not listed in any historic register, this property is significant to the environs because it has been a part of the environs since 1917. Owned by the City of Lawrence, the plant may need to expand in the future to continue use as an operational water treatment plant. The primary focus of review in this area should be the screening of development from the development site to the nominated properties and the following should apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of non-historic structures may be approved if a compatible structure is proposed on the site. Maintaining the rhythm and pattern within the environs is the primary focus of review.

All projects will be reviewed administratively by the Historic Resources Administrator except the demolition of the historic structures in the area. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon the listed property. Screening of projects from the development site to the nominated properties may be used to achieve the standards. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.

All demolition projects for historic buildings will be reviewed by the Historic Resources Commission. The proposed demolition should meet the intent of the Criteria set forth in 22-505. The main issue in the review is whether the project will encroach upon, damage or destroy the environs of the nominated properties.



Environs for 304 and 302 Indiana Street

